

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3a Bessazile Avenue, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$810,000

&

\$890,000

Median sale price

Median price \$854,000

Property Type Unit

Suburb Forest Hill

Period - From 01/01/2021

to 31/03/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/9 Russell St NUNAWADING 3131	\$888,000	11/05/2021
2	2/43 Raleigh St FOREST HILL 3131	\$850,000	08/05/2021
3	7 Bottle Bnd FOREST HILL 3131	\$871,000	27/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/06/2021 10:25



3 2 1

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 255 sqm approx

Agent Comments

Indicative Selling Price

\$810,000 - \$890,000

Median Unit Price

March quarter 2021: \$854,000

Comparable Properties



2/9 Russell St NUNAWADING 3131 (REI)

Agent Comments

3 3 2

Price: \$888,000

Method: Private Sale

Date: 11/05/2021

Property Type: Townhouse (Single)

Land Size: 167 sqm approx



2/43 Raleigh St FOREST HILL 3131 (REI)

Agent Comments

2 2 1

Price: \$850,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



7 Bottle Bnd FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$871,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Townhouse (Res)

Land Size: 172 sqm approx